

BAT SURVEY AT -
2 Church Close
Clitheroe

DATE AND TIME OF VISIT
3rd April 2.30 pm 2024

WEATHER CONDITIONS
Intermittent Rain , 8-16 mph south, south west wind 8 C

REFERENCE. Mr & Mrs S, Morton



SURVEY CARRIED OUT BY: LYNNE RUSHWORTH



UK BAT ECOLOGY

- It is thought that there are 18 native species of bats in the UK, most of which have seen declines in numbers over the last century.
- 11 Species have been recorded in Lancashire the most common being :-
 - **Common Pipistrelle** – Widely distributed across the UK.. Known to roost in buildings and trees.
 - **Soprano Pipistrelle**- – Widely distributed across the UK.. Known to roost in buildings and trees
 - **Whiskered / Brandts** – Roost mainly in buildings or trees.
 - **Long eared Bat** - Roost in older buildings, Barns, Churches and trees.
 - **Daubentons** - Known to roost in trees, tunnels, bridges, caves, mines and cellars near to lakes, rivers or ponds.
 - **Natterers** – Known to roost in old stone buildings , large timbered barns , tree holes , caves or mines.
- As insect feeding species the preferred habitats include woodland, grassland, agricultural land, wetland and rivers which provide good foraging potential.
- Bats typically roost close to foraging sites and use linear features such as hedgerows, tree lines and rivers to navigate. It is important to maintain these features, as removal is thought to contribute to the decline in numbers.
- Bats will roost in a wide variety of sites and built structures, including underground structures (caves , bridges) and trees . Types of roost and times of year used.

Hibernacula - November to March

Temporary roosts - March to April and August to October

Maternity roosts – May to August

Summer roosts – Used by Males and immature females

Mating roosts – September and October

- Disturbance to a Hibernacula or Maternity roost is the most damaging for any local bat population. The same Maternity roosts are typically used year after year commencing between May to early June and are colonised with mature females and their young, any disturbance can lead to abandonment of the young and loss of the roost will have a significant impact on the bat population. Hibernacula roosts typically consist of underground sites caves, cellars etc or buildings which maintain cool and fairly constant temperatures. Bats hibernate (deep sleep , torpor) to survive the winter months when insects are in short supply so they hibernate to conserve energy and survive on their fat stores. Any disturbance which wakes the bats can result in unnecessary use of the energy reserves and thus reduces the chance of survival over the winter months.

The bat species most commonly found in the north west of England

COMMON PIPISTRELLE – known to roost on sites where suitable foraging habitat is available.

SOPRANO PIPISTRELLE – known to roost on sites where suitable foraging habitat is available.

WHISKERED/BRANDT'S – species often found roosting in buildings close to woodland.

NATTERER'S – a typical upland bat with foraging bats being recorded high on heather moorland. Often roosting in barns.

DAUBENTON'S – a species commonly associated with aquatic habitats. Long Eared bat – a woodland species which has been recorded foraging over in bye meadows and rough grassland sites. Often roosting in barns

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS SIXTEEN YEARS OF EXPERIENCE AND COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE EMERGENCY SURVEYS ARE CARRIED OUT WITH A SECOND SURVEYOR WITH SIXTEEN YEARS EXPERIENCE OF ASSISTING ON EMERGENCY SURVEYS

THE BRIEF

In conjunction with the submission of an application for planning approval, this survey was commissioned to identify if bats are currently present in the building, to assess if it has been used in the past or if there is any potential for future use of the building.

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010, the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006

BAT LEGISLATION - Summary of offences under the law:

Bats and the Law Wildlife and Countryside Act 1981.

Principally those relating to powers and penalties, have been amended by the Countryside and Rights of Way Act 2000 (CRoW Act). The CRoW Act only applies to England and Wales.

Section 9(1) It is an offence for any person to intentionally kill, injure or take any wild bat.

Section 9(4)(a) It is an offence to intentionally or recklessly* damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. (*Added by the CRoW Act in England and Wales only) This is taken to mean all bat roosts whether bats are present or not.

Section 9(4)(b) It is an offence to intentionally or recklessly* disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection. (*Added by the CRoW Act in England and Wales only)

The Conservation (Natural Habitats, &c.) Regulations 1994

Section 39(1)

It is an offence to

(a) Deliberately to capture or kill any bat

(b) Deliberately to disturb any bat

(c) Damage or destroy a breeding site or resting place of any bat. The difference between this legislation and the Wildlife and Countryside Act 1981 is the use of the word 'deliberately' rather than 'intentionally'. Also disturbance of bats can be anywhere, not just at a roost. Damage or destruction of a bat roost does not require the offence to be intentional or deliberate.

Countryside and Rights of Way (CRoW) Act (2000) Part III Nature conservation and wildlife protection 74 Conservation of biological diversity

(1) It is the duty of (a) any Minister of the Crown (within the meaning of the Ministers of the [1975 c. 26.] Crown Act 1975), (b) any Government department, and (c) the National Assembly for Wales, in carrying out his or its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention.

The Natural Environment and Rural Communities Act (2006) PART 3, (40): Duty to conserve biodiversity

(1) Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

(2) Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

If it is discovered that development may impact upon bat roosts (thus leading to an offence being committed) a mitigation plan should be devised and a Bat Mitigation Licence applied for from the relevant government department (i.e. Natural England). Gaining a licence will depend on many variables, such as the bat species present, roost type, roost size and its local/regional/national importance

LIMITATIONS OF REPORT

NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance. Crevice-roosting bats ie. Pipistrelles, some Myotis species and Brown long eared bats can remain unseen even after close inspection in small spaces ie. cavity walls, roof structures soffits or cladding.
- Bat roosting evidence ie. Droppings or insect remains can be removed by weather conditions or sweeping/cleaning internally so this lack of evidence cannot always prove undoubtedly that bats are absent.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

Extend the pitched roof over the flat roofed garage. New single storey extension to replace the existing porch and a further extension to the rear elevation.

Impact of development in relation to potential bat habitat:-

Removal of the existing garage flat roof and disruption to the main roof where the new roofs will abut.

TYPE OF BUILDING

The house is a bungalow with a conservatory type porch to the front elevation and a flat roof garage to the side. Probably dating from the 1960's .



Front Elevation



Rear Elevation



Rear and side Garage elevation

METHODOLOGY

The survey methodology follows the guidelines published in the Bat Conservation Trust (BCT- Bat surveys, good practice guidelines 2nd Edition)

Scoping survey ; (Non invasive) carried out by one surveyor to assess if the site has any potential value for protected species and determine if bats are currently or have historically used the building.

Emergence survey ; are conducted 20 minutes before sunset and up to two hours after. Emergence surveys are conducted between the months of April through to end of September (weather dependant).

October to April (winter months) bats are inactive during the hibernation period.

All surveyors used have many years experience in conducting bat emergence surveys

CONSTRAINTS

The site was easily accessible and the building was easily inspected due its scale. The raised garden to the rear allowed for easy inspection of the roof .

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

The survey will ; Identify past ,current or potential use of the site by protected species.

Assess any impact of the proposed development on these species

Outline a mitigation scheme for any species affected by the development (if required)

LOCATION SD: 743420 85m elevation

The site is located close to the centre of Clitheroe. st Mary's Churchyard is located to the north and Ribble valley council offices are immediately to the south.



FORAGING POTENTIAL IN THE LOCATION

The site is located adjacent to extensive areas of terraced properties. There is a small group of mature trees located adjacent to the Telephone exchange 70 m to the west. Further mature trees are present at approx 37m to the north east adjacent to the church and 42m to the east in the gardens of the houses located on Church brow. The railway line is 160m to the west which is lined with some marginal tree/ shrubs. There is no significant connectivity between the identified groups of trees or to the greater locality, the forage potential is considered to be of a reasonable level.



WALL CONSTRUCTION

The House has brick walls with sections of smooth render finish to the side and rear. The conservatory base wall is brick with glazed upvc window frames.



BAT ACCESS POINTS IN WALLS

The walls are well pointed and rendered they do not provide any cracks or crevices suitable for bat ingress. The section of upvc boarding above the garage door is flush fitting with no gap behind.



ROOF CONSTRUCTION

The main roof is pitched with a tile finish the eaves soffits, fascias and barge boards are white upvc. The flat roof is felt and lead flashed to the house gable wall . The white upvc fascias to the edge are flush fitting to the wall.



The conservatory/porch roof is clear polycarbonate with a slight fall from the eaves



BAT ACCESS POINTS IN ROOF

The tiles are very tight fitting, non are slipped or lifted. There is significant moss coverage to both pitches. The pointed ridges had no gaps and were well covered with moss.



The upvc fascias and soffits are in good condition and very tight fitting at the wall abutments . No gaps could be found in the eaves. The fascias to the garage are flush with no gaps behind .

The soffits of the barge boards are in excellent condition as are the verge trims, all are tight fitting and do not provide any access points or crevices to allow Bat ingress.



House soffit



Garage fascia,



The flat roof has a significant moss coverage , the felt does not allow any potential for bat access . The flashing at the abutment with the wall is all in tact and tight fitting. The flat roof structure does not provide any potential bat habitat.



The porch roof and its flashing at the abutment with the house is tight fitting , access points, cracks or crevices are not present in the structure.



ROOF SPACE

The main roof space is accessible via a ceiling hatch the timber rafters and purlins are in good condition with no cracks or crevices suitable for bat ingress. The felt is in good condition with no rips or sagging. The partially boarded floor and the visible insulation quilt is clean with no dropping or insect remains present, the space had no evidence of historic or current bat presence.



There is not an enclosed roof void in the garage, the joists and the boarded deck over are visible. It is in good condition and did not provide any potential bat habitat.



The polycarbonate roof sheet roof on the porch does not provide any roost potential.



BAT SIGNS, INTERNAL

Bats were not present in this building.

	Yes	No
SIGHTED		X
DROPPINGS		X
DETECTOR RESULTS		X
STAINING/GREASE MARKS		X
SUSPECT SUMMER ROOST		X
SUSPECT WINTER HIBERNACULA		X
INSECT OR MOTH FEEDING EVIDENCE		X

BAT SIGNS, EXTERNAL

The external features of the property and the roof space were the main focus of this scoping survey. The lead flashings to the chimney and roof abutment, the roof tiles including the ridge, fascias and soffits, walls and any sills were visually examined with the aid of Binoculars for droppings, staining, grease marks or feeding remains. No evidence was found.

	Yes	No
SEEN		X
DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		N/A

CONCLUSION

The lack of evidence and lack of potential access points or crevices at this property indicates that the new roof and extensions will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the tile removal. The scale of the scheme does not have the potential to disrupt any commute /forage routes in the locality.

It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme.

All contractors should be made aware of their responsibilities to protected species and work should proceed with due diligence and in the unlikely event that any bats are discovered work must be stopped immediately and a licensed bat worker must be contacted for advice on how to proceed

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

The precautions below should be incorporated in the unlikely event that any bats are found to be present in the intervening time between surveys and work commencing on site.

When bats are found to be present in a building:

- A NATURAL ENGLAND licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
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8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
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